

# CTA RED LINE EXTENSION TRANSIT-SUPPORTIVE DEVELOPMENT PLAN

Informational Presentation | Chicago Plan Commission | 02.17.2023



# RED LINE EXTENSION PROJECT

- A 5.6-mile extension of the CTA's Red Line from the 95th Street Terminal including the construction of four new stations:
  - 103rd Street
  - 111th Street
  - Michigan Avenue
  - 130th Street
- RLE Project has an estimated cost of **\$3.6 Billion** – CTA's largest capital project
- Construction of a train storage yard and maintenance facility at 120th Street
- Multimodal connections at each station would include bus, bike, pedestrian, and park & ride facilities



NICTD/CSS & SBRR = Northern Indiana Commuter Transportation District/Chicago South Shore & South Bend Railroad, CN/MED = Canadian National/Metra Electric District, UPRR = Union Pacific Railroad



# RLE PROJECT BENEFITS



## Equity

24% of RLE Project area residents live below the poverty level, compared to the City average of 18%



## Frequent Rail Service

Up to 30-minute time savings to riders traveling from the 130th St station to the Loop

By 2040, RLE will carry approx. 40,000 trips per day



## Connectivity

22% of RLE Project area households do not own a car and rely on the transit network to get to jobs and opportunities



## Economic Opportunity

46% increase in newly accessible jobs within an hour commute of the RLE Project area



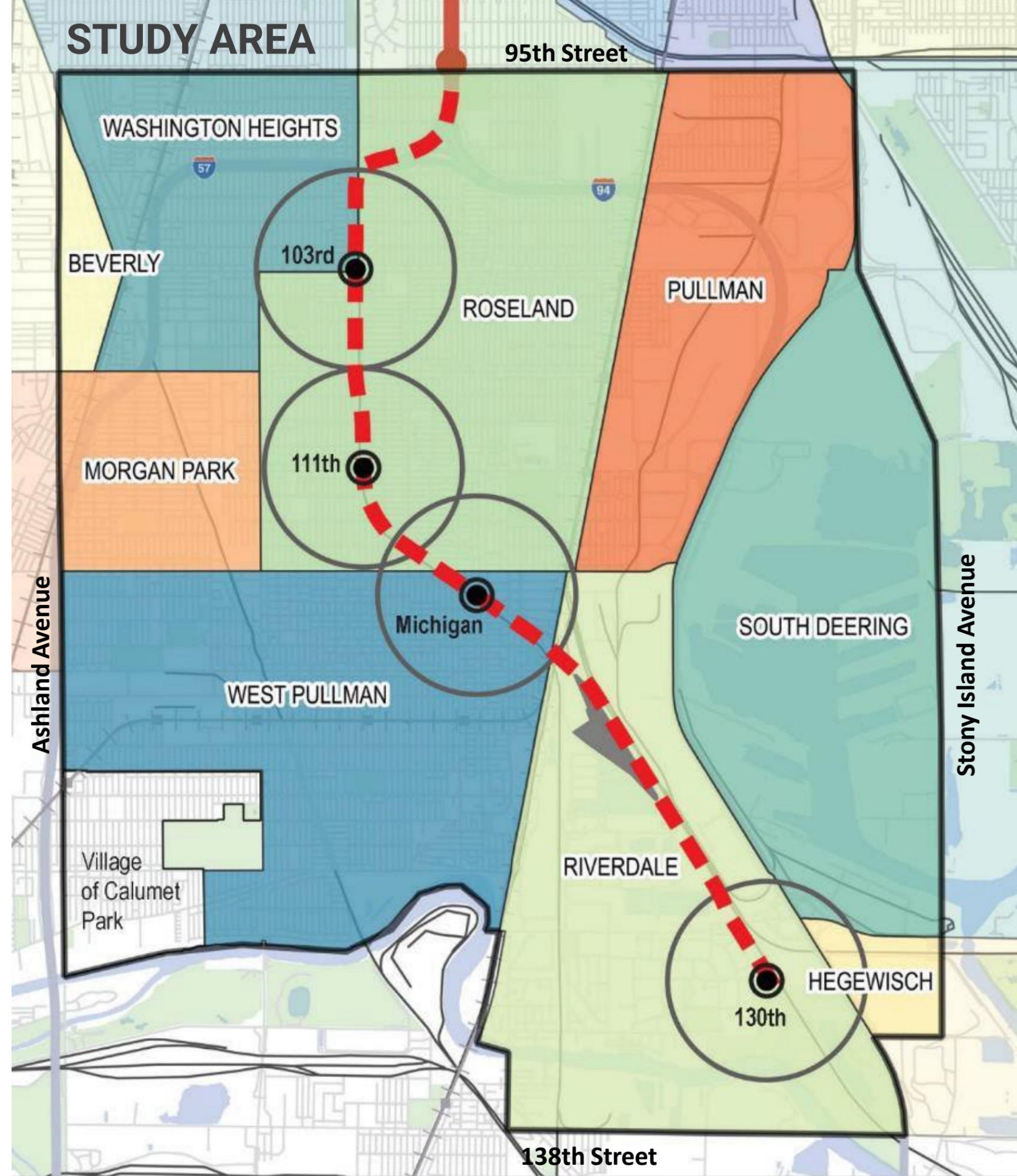
## Sustainability

RLE will improve air quality, reduce greenhouse gas emissions, and save energy

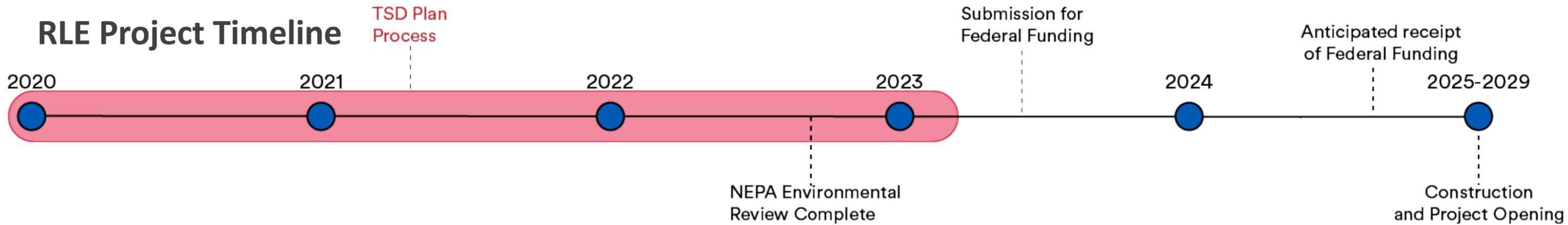
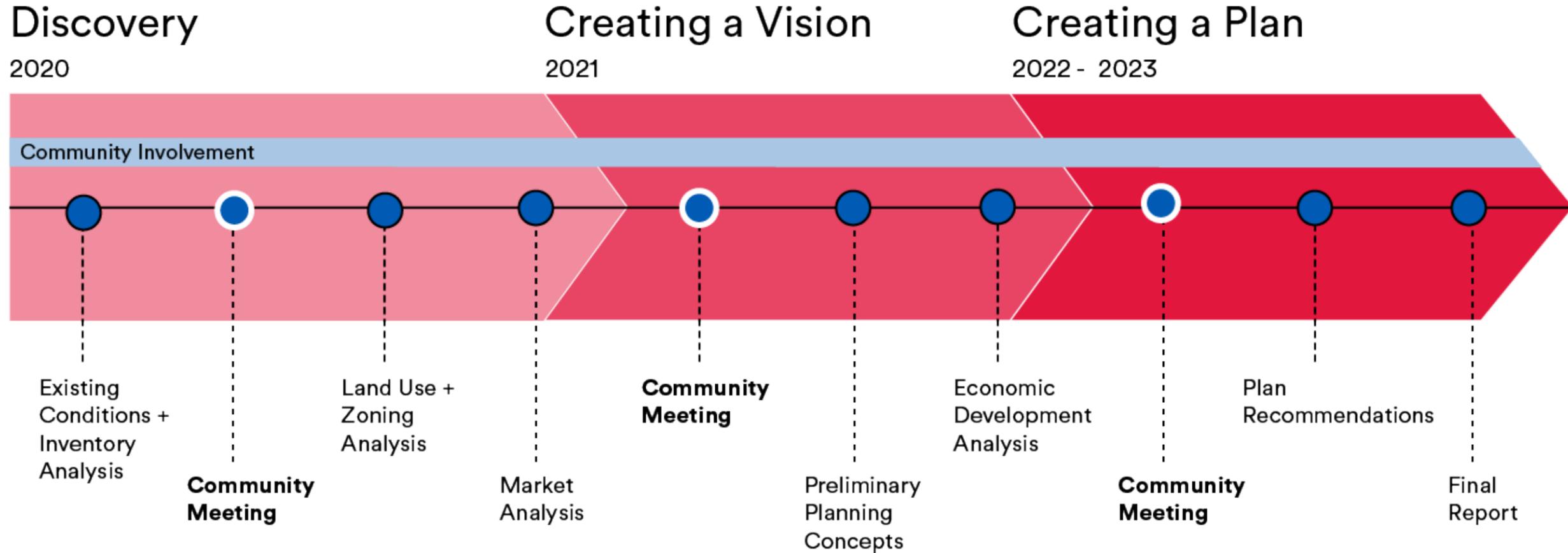
# TRANSIT-SUPPORTIVE DEVELOPMENT PLAN (TSD)

Prepared in collaboration with CTA, DPD, consultants, and the community, the TSD Identifies opportunities to:

- Promote economic development
- Support continued affordability
- Encourage private sector investment
- Enhance multimodal connectivity and bicycle/pedestrian access
- Support application for federal funding for the transit project



# TSD PLAN TIMELINE



# INCLUSIVE COMMUNITY ENGAGEMENT & OWNERSHIP

**45+**



STAKEHOLDER MEETINGS AND  
LISTENING SESSIONS CONDUCTED

**4**



RLE PROJECT ADVISORY  
COUNCIL MEETINGS

**830+**



ATTENDEES ACROSS **10**  
COMMUNITY MEETINGS

**285+**



VISITORS REACHED AT  
**6** LOCAL COMMUNITY  
EVENTS IN THE RLE AREA

**4,700**



RLE ENGAGEMENT  
WEBSITE VISITS

**150**

RESPONSES THROUGH  
WEBSITE ENGAGEMENT TOOLS

# PLAN CONTENT OVERVIEW



**95TH  
STATION**

**103<sup>RD</sup> STREET  
STATION**

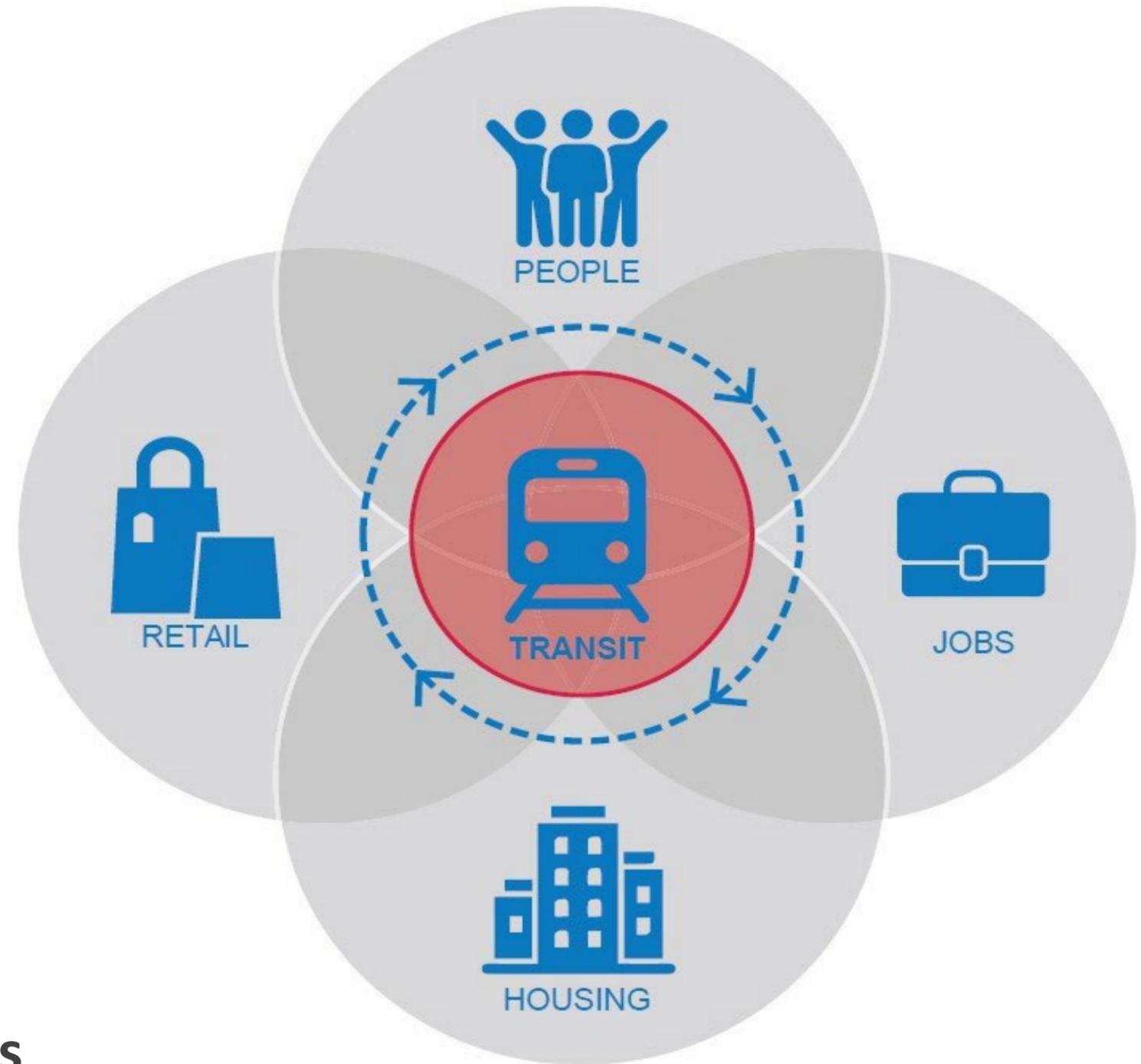
**111<sup>TH</sup> STREET  
STATION**

**MICHIGAN AVE.  
STATION**

**130<sup>TH</sup> STREET  
STATION**

# TSD PLAN GOALS

- 1** Increase Residential Development Variety and Affordability
- 2** Strengthen Commercial, Retail, and Mixed-Use Development
- 3** Enhance Public Space and Greater Transportation Access
- 4** Encourage Economic Development Business, & Employment Generators



# CONTENT

## 1. Executive Summary

## 2. Planning context

- Market analysis

## 3. Station Area Development Concepts

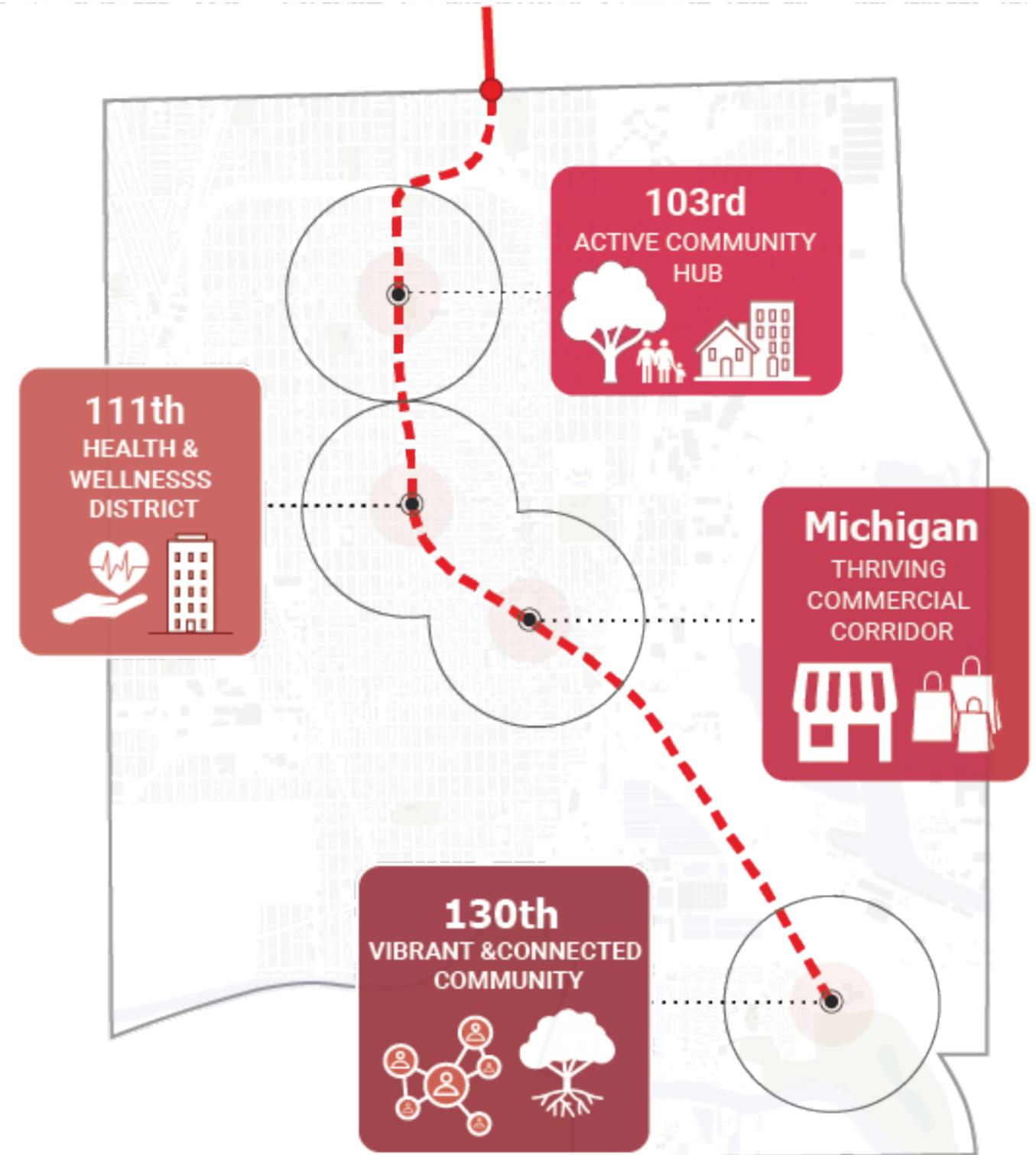
- Land use & Zoning
- Massing & Renderings

## 4. Economic Development & Implementation

- Strategies & Tools around housing, business, community wealth & capacity, and social infrastructure

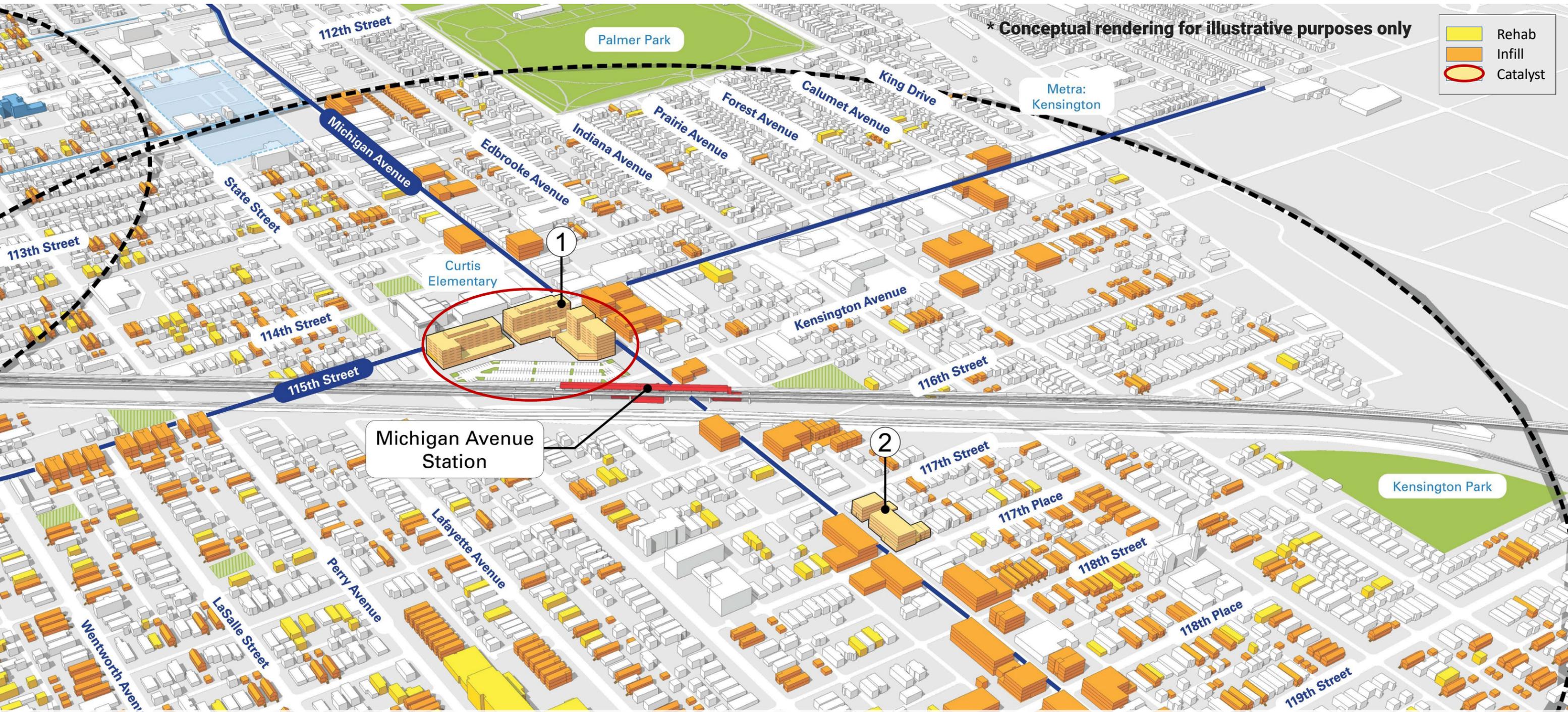
## 5. Appendix

- Strategy and Action Plan Matrix
- Common terms acronyms, and definitions



*The RLE Project offers the opportunity for the City of Chicago to be seen as a city that works for every community from the Far North Side to the Far South Side. - Resident*

# EXAMPLE STATION AREA INFILL MASSING: Michigan Station Area



## STATION AREA STRENGTHS

- Affordable Multifamily Roseland
- Retail/Commercial Destination
- Schools

## DEVELOPMENT POTENTIAL



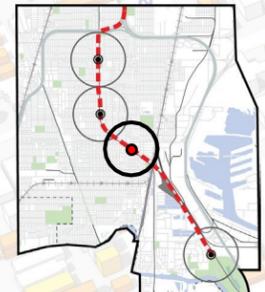
**72,000**  
Gross Square Feet  
of New Retail



**2,100**  
New infill & Rehab  
Housing Units



**\$850M+**  
Development  
Investment



# EXAMPLE CATALYST SITES AERIAL- 111th Street Station Area



- Commercial
- Multifamily
- Single-Family
- Parking

111TH STREET STATION

EYE LEVEL VIEW

2

1



\* Conceptual rendering for illustrative purposes only

# EXAMPLE STREET LEVEL RENDERING - 103rd Street Station Area

\* Conceptual rendering for illustrative purposes only



**Active Community Hub:** A community hub that supports the neighborhood by improving multimodal access, becoming a spark for community-oriented retail, and providing opportunities for people to live close to high quality transit and meet their daily needs close to home.

# 103rd

# EXAMPLE LAND USE AND ZONING DIAGRAMS

## 103<sup>rd</sup> Street Station Area Land use Diagram



## Michigan Avenue Station Area Zoning Diagram



### MICHIGAN AVENUE STATION ZONING

Figure 3-78: Michigan Avenue Station Area Zoning Recommendations

- 1 Consider amending the Planned Development PD 1195 to accommodate the proposed mixed-use development targeted for the Catalyst Site bordered by 115th Street, Michigan Avenue, and State Street, adjacent to the Michigan Avenue station. New transit-oriented developments can receive MLA reductions and FAR increases, but these benefits will be linked to the proportion of affordable units provided on-site.
- 2 Along the 119th Street and Michigan Avenue corridors, maintain existing B3- and C1-zoning districts but consider rezoning to a Dash 3 use type in order to allow FAR increases for transit-served locations and affordable housing, and an increase in building height to a range between 50'-65' based on street frontage. Buildings within a half-mile of the station can have no more that 50% of the minimum parking ratios.
- 3 In the areas along the 115th Street corridor west of the Michigan Avenue Station, southwest of the station on State Street, and east of the station between Michigan Avenue and Front Avenue (south of 115th Street), consider re-zoning from RS3 single unit district to RT/RM zoning districts to allow for increased housing density that could include two-flats, townhouses, and low-to-medium density multi-unit residential buildings.

# MOBILITY

Section includes description of planned improvements and other strategies to consider.

## 130<sup>th</sup> Street Station Area Mobility Diagrams

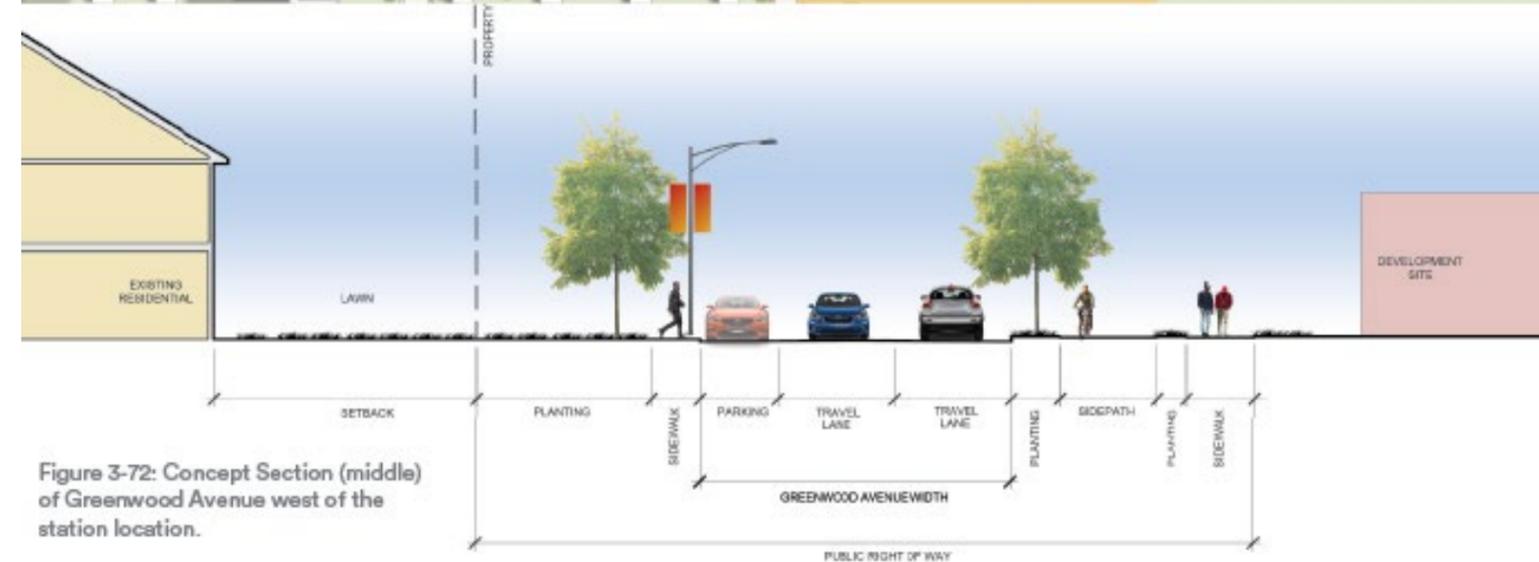


Figure 3-72: Concept Section (middle) of Greenwood Avenue west of the station location.

# EXAMPLE COMMUNITY SPOTLIGHT- Michigan Avenue Station Area



Figure 3-47: Owner Buritt Bulloch Source: Chicago Magazine



Figure 3-48: Draft Interior Renovation Design Source: Latarr Design

## OLD FASHIONED DONUTS

For over 50 years, Old Fashioned Donuts has been supplying the Chicagoland Area with the best doughnuts money can buy. Buritt Bulloch is over 80 years old and moved to Chicago from Mississippi with dreams to create his own business with his now deceased wife Mamie Bulloch. Mr. Bulloch opened the donut shop back in 1972 and has been a staple to the South Side of Chicago ever since. Old Fashioned Donuts is located at 11248 S. Michigan Ave in Roseland close to Michigan Avenue station location. In 2022, with the help of Andrea Reed and the Greater Roseland Chamber of Commerce, Old Fashioned Donuts was awarded a large recovery grant to do a full renovation of the space so this business can continue to serve the community for many years to come!



## WARE RANCH STEAK HOUSE

Ware Ranch Steak House at 11147 S. Michigan Avenue has been in Roseland since 1969, and Judy Ware and her husband Victor bought it from the previous owner in 2018. Judy Ware has lived in Roseland since 1998 and remodeled it and changed the name from Ranch Steak House to Ware Ranch Steak House. The family-run restaurant is back and open for business in the summer of 2022 after a two-year hiatus prompted by a devastating fire and looting.

“People were very happy when they discovered that the restaurant was open again because this is the only place where they can come and sit down and have a nice meal. Our hearts are in this place. Our hearts are in this community. We’re looking forward to seeing the community rebound.”- Judy Ware

SOURCE: BLOCK CLUB CHICAGO

# ECONOMIC IMPACT SUMMARY

In the total Red Line Extension Project Station Areas (1/2 Mile radius from each station), there is a **POTENTIAL** for:



**\$1.7 B+**

Total Real Estate & Development Investment



**118,000**

Gross Square Feet of New Retail Space

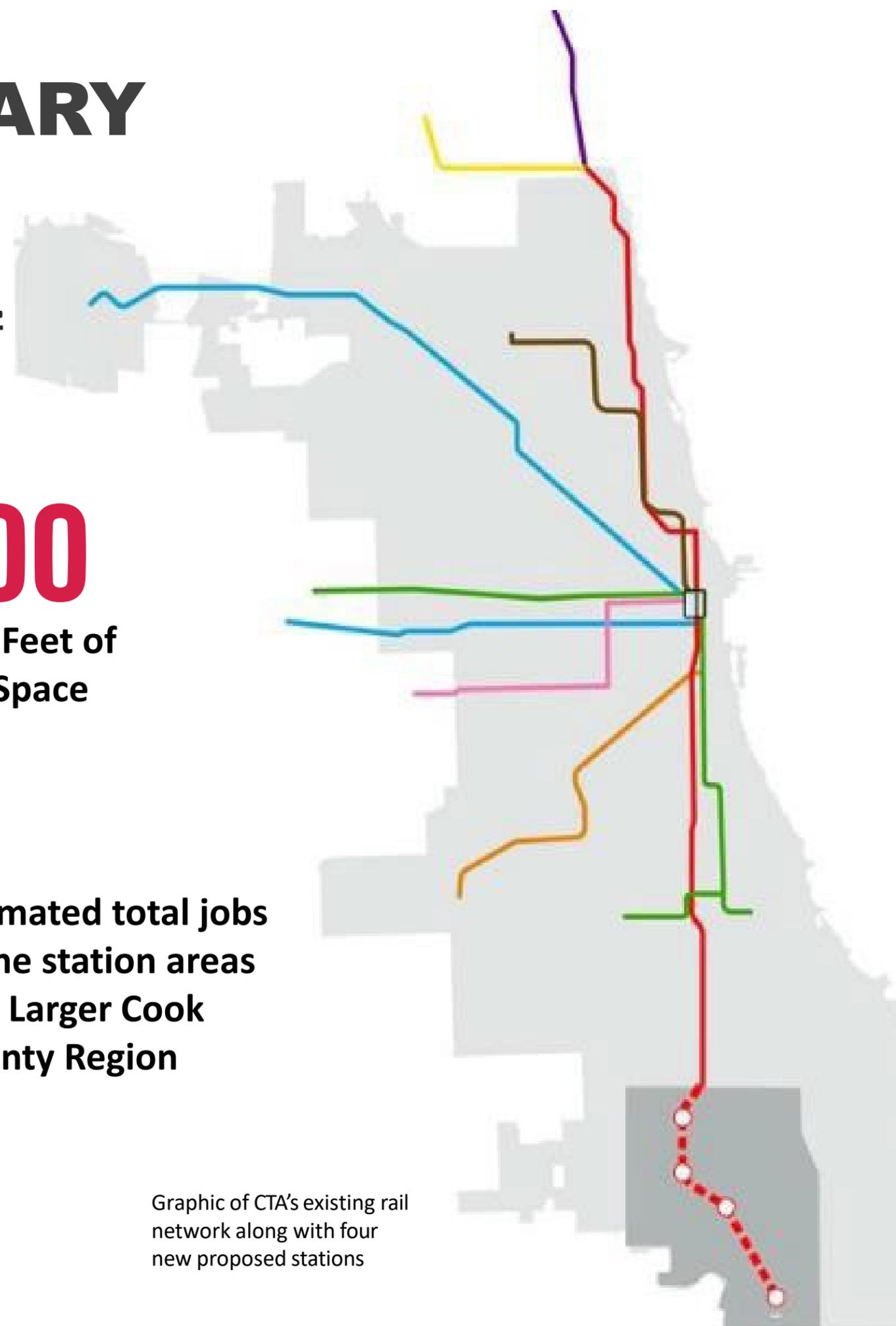


**3,385**

New Infill and Rehab Housing Units

**23,000**

Estimated total jobs in the station areas and Larger Cook County Region



Graphic of CTA's existing rail network along with four new proposed stations

# ECONOMIC DEVELOPMENT & IMPLEMENTATION

Fundamental to the implementation of the TSD Plan is the goal of having **new growth without displacement** of existing residents — balanced and responsible development that brings economic vitality to the community as a whole and supports the **stabilization and increase in population**



# IMPLEMENTATION FOCUS AREAS



## HOUSING DEVELOPMENT & AFFORDABLE HOUSING STOCK

- » Goal 1: Encourage Vibrancy And Resiliency (Anti-Displacement)
- » Goal 2: Broaden access to quality, affordable, and diverse housing options



## BUSINESS DEVELOPMENT, RETENTION & SUPPORT

- » Goal 3: Retain and expand local businesses
- » Goal 4: Attract new local businesses
- » Goal 5: Identify, enable and promote existing commercial and cultural assets.



## COMMUNITY WEALTH & CAPACITY BUILDING

- » Goal 6: Provide access to education and workforce training
- » Goal 7: Achieve equitable economic development
- » Goal 8: Drive community wealth building and generational prosperity



## SOCIAL INFRASTRUCTURE

- » Goal 9: Promote wellness
- » Goal 10: Communicate, Create & Coordinate To Magnify Investment



## NEXT STEPS

1

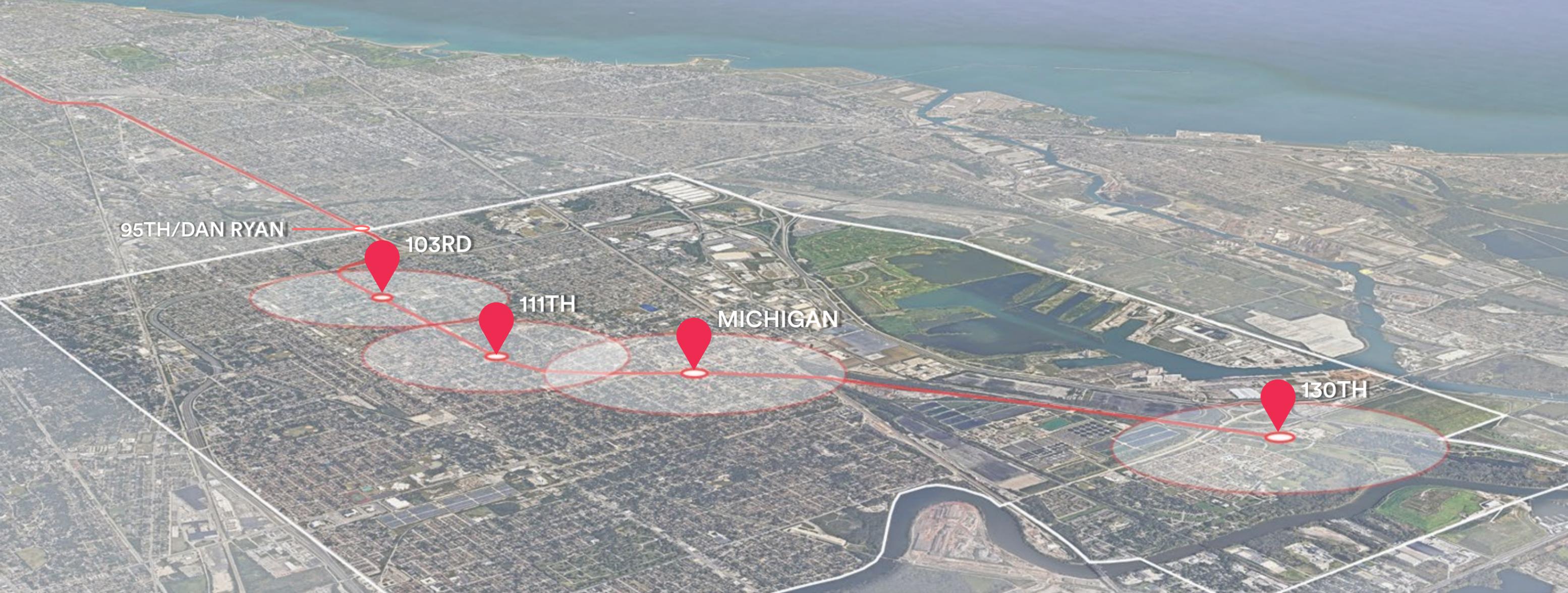
The Plan was released for public comment February 13<sup>th</sup>, 2023, and we will return to officially adopt this plan after addressing community feedback

2

In the short term before the stations are online, DPD is working to start attracting development to select catalyst sites along with other key economic development strategies.

3

Moving forward, this plan will be used as a framework for development and revitalization as DPD continues to coordinate with CTA on the Red Line Extension.



**THANK YOU!**

